



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007
TEL: 212 669-7700 FAX: 212 669-7780



PERMIT

AUTHORIZATION TO PROCEED

ISSUE DATE: 04/21/21	DOCKET #: LPC-21-08199	ATP ATP-21-08199
ADDRESS: 1200 FIRST AVENUE Apt/Floor: 1st	BOROUGH: MANHATTAN	BLOCK/LOT: 1459 / 1
City and Suburban Homes Company, First Avenue Estate, Individual Landmark		

Display This Permit While Work Is In Progress

ISSUED TO:

Marianne Dziuba
Stahl York Avenue Co., LLC
277 Park Avenue
New York, NY 10172

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Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission approved a Master Plan for the installation of storefronts at the subject premises as described in: Certificate of Appropriateness 09-1602 (LPC 09-1624), which was issued on July 14, 2008, and Miscellaneous/Amendment 19-32991 (LPC 19-32991), which was issued on November 30, 2018.

The Master Plan, as approved, consists of specific standards for the future installation of storefronts, signage and awnings at the ground floor at the primary 1st Avenue elevation and at the East 64th Street, East 65th Street and mid-block courtyard corner return elevations, including restoring original metal entablatures and cornices and installing new metal entablatures and cornices as required with a brown painted finish (Benjamin Moore "Clinton Brown" HC-67) to match existing at designated locations above the storefronts; restoring original masonry piers and installing new masonry piers as required to match the historic masonry at designated locations subdividing the storefronts; providing options for storefront infill, including recessed entrances with metal single and double doors or metal accordion doors with paneled bases, and fixed metal display windows with clear glass and metal paneled bulkheads over a cast stone base, all with a brown painted finish (HC-67), at openings between the masonry piers; installing recessed downlighting at soffits; installing metal signbands with concealed lighting and designated locations for maximum 12" painted or raised metal lettering above the storefront infill; and installing retractable canvas awnings at the base of the metal signbands above the storefront infill. Applications for proposed work

conforming to these specific standards are covered by this approval.

The proposed work, at the 1st Avenue and East 65th Street facades, consists of the removal of one (1) bracket sign and of the existing infill at three (3) bays, and the installation of two (2) brick piers and new storefront infill, in configurations featuring a centered entrance with paired recessed doors of unequal leaf widths flanked by fixed display windows, a single fixed display window, and paired fixed display windows, all with metal framing over new bulkheads, and either repair or in-kind replacement of the existing metal sign bands and profiled cornices; and installation of sloped concrete paving at the recessed entrance, as per the Master Plan; and repairing or replacing the brick at the location of the removed bracket sign, as shown on an annotated master plan, and on drawings labeled G-001.00, G-002.00, DM-001.00, DM-002.00, A-001.00, A-002.00, A-003.00, and A-300.00 through A-304.00 all dated April 1, 2021, prepared by George B. Boyle, R.A., and submitted as components of the application.

SAMPLES REQUIRED: Pursuant to Title 63 of the Rules of the City of New York, Section 2-11(b)(5) and 2-11(b)(7) for Repair, Restoration, Replacement and Re-creation of Building Façades and Related Exterior Elements, this permit is being issued contingent upon the Commission's review and approval of installed sample mockups of replacement brick and mortar at locations requiring repair, prior to the commencement of work. Review instructions in the subsection cited above before preparing samples. Submit clear, color digital photographs of all samples to lpollock@lpc.nyc.gov for review, or contact staff to schedule a site visit.

Staff has reviewed these materials and finds that the proposed work is in accordance with the provisions of the previously approved Master Plan. Therefore, you are authorized to proceed with the work at this time. The approved work is limited to that described above.

This permit is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

The approved documents, and Department of Buildings filing drawings where applicable, are marked as approved by the Commission, with the date of the approval indicated. The work is limited to what is contained in the approved documents and referenced in the approval. Other work or amendments to this filing must be reviewed and approved separately. The applicant is hereby put on notice that performing or maintaining any work not explicitly authorized by this permit may make the applicant liable for criminal and/or civil penalties, including imprisonment and fines. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Leanne Pollock.

Sarah Carroll
Chair

PLEASE NOTE: APPROVED DOCUMENTS, DEPARTMENT OF BUILDINGS FILING DRAWINGS WHERE APPLICABLE, AND A COPY OF THIS PERMIT HAVE BEEN PROVIDED TO:

George Boyle, George Boyle Architect PLLC

cc: Caroline Kane Levy, Deputy Director; George Boyle, George Boyle Architect PLLC